



Rivendell Sandy Lane, Aston, Nantwich, CW5 8DG

Guide Price £450,000

**BAKER
WYNNE &
WILSON**

A MOST ATTRACTIVE DETACHED FAMILY HOME IN A SEMI RURAL LOCALITY POPULAR HAMLET LOCATION WITH A WESTERLY FACING REAR GARDEN. IMMACULATE ORDER.

SUMMARY

Entrance Hall, Study, Living Room leading to Dining Room, Kitchen, Utility Room, Cloakroom, Master Bedroom leading to Dressing Area and Ensuite, Two Further Bedrooms, Family Bathroom.

DESCRIPTION

The property is constructed of traditional brick under a blue tiled roof, built to an exact specification with the present vendor being the only occupants since it was built. The whole occupies a generous sized plot with ample parking for several vehicles which leads to a detached brick built garage towards the rear. An internal inspection will reveal spacious family accommodation with the main reception room located towards the front which opens up to the dining room towards the rear enjoying views over the garden. The kitchen/breakfast area also enjoys a rear aspect.

LOCATION & AMENITIES

Rivendell is on Sandy Lane, some two miles from Wrenbury village centre and four miles from the market town of Nantwich. Wrenbury has a local store with a post office, outstanding doctors surgery, two public houses, Wrenbury Primary school, bowling green and tennis club. The historic town of Nantwich contains a wide choice of shopping facilities, social amenities and excellent primary and secondary schools as well as sporting/leisure facilities. The property lies in the catchment area of Sound Primary School which is a feeder school to the highly regarded Brine Leas School/BL6 Sixth Form.

Approximate distances:

Nantwich 4 miles

Crewe with its intercity rail network (London Euston 90 minutes, Manchester 40 minutes) 9 miles

Whitchurch 6 miles

Chester 16 miles

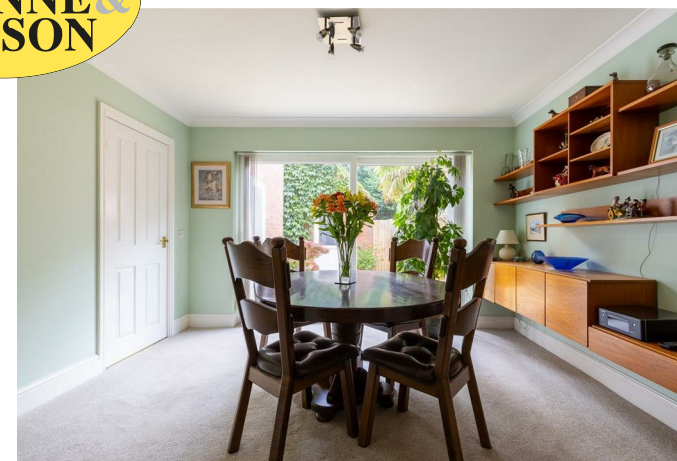
Stoke on Trent 18 miles.

M6 Motorway (junction 16) 14 miles

Manchester and Liverpool 40 miles.



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DIRECTIONS

From Nantwich take the A530 Whitchurch Road, past Nantwich lake for approximately 4 miles, before the crossroads turn right into Sandy Lane and the property is situated second on the right.

ACCOMMODATION

With approximate measurements comprises:

ENTRANCE HALL

19'3" x 14'10"

Ceramic tiled floors, radiator.

STUDY

10'3" x 8'7"

With two double glazed windows to front, radiator, telephone point.

LIVING ROOM

16'11" x 12'2"

Enjoys a Minister style fireplace and hearth which is the central attraction, TV point, radiator, ceiling cornices, wall light points, open plan to the dining area.

DINING ROOM

12'2" x 10'3"

Ceiling cornices, radiator, sliding French doors leading to the rear garden, range of built in shelving, built in wall mounted cupboards, telephone point.

KITCHEN/BREAKFAST ROOM

16'3" x 14'9"

Being L shaped and enjoys a fine selection light oak style fronted units with shaker handles, base units, work surfaces, integrated hob unit, Neff double oven and combination oven, extractor hood, one and half bowl sink unit with mixer tap, three windows overlooking the rear garden, built in wine rack, dishwasher, downlighters, ceramic tiled floor. Access to the Utility Room.

UTILITY ROOM

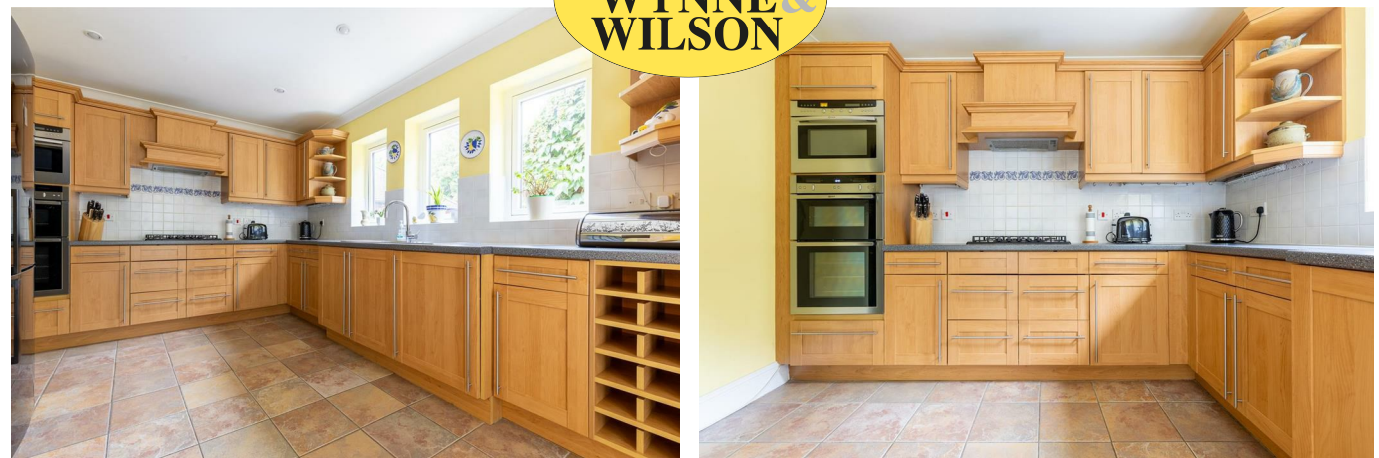
9'9" x 5'3"

With sink unit, cupboards, ceramic tile floor, radiator, plumbing for washing machine, personal door to the side.

CLOAKROOM

9'9" x 3'5"

Low level W/C and hand basin, window.



STAIRS LEAD TO FIRST FLOOR LANDING

Being particularly spacious, double glazed window, radiator, access to loft via a loft ladder which is part boarded

MASTER BEDROOM

16'11" x 12'3"

Three windows leading to a Dressing area, radiator.

DRESSING AREA

4'4" x 3'10"

Built in wardrobes, leading to the ensuite.

ENSUITE

9'2" x 7'8"

Recently installed three piece suite comprising vanity wash basin, cupboards under, low level W/C, shower cubicle with power shower, Xpelair.

BEDROOM

12'3" x 10'2"

Radiator, two double glazed windows, ceiling cornices.

BEDROOM

14'10" x 10'7"

Radiator, three double glazed windows, ceiling cornices.

BATHROOM

11'1" x 9'1"

White suite which boasts a five piece white suite comprising panel bath, wash basin, low level W/C, bidet, separate shower cubicle, tiled walls, Xpelair, double glazed window, ceiling cornices, downlights, shaver point.

OUTSIDE

The whole is approached over a block paved driveway and parking area with a large wooden gate leading to the rear garden and brick built, tiled roof garage with automated up and over door, power and light, personal side door. Additional patio area enjoying the morning sun to the side accessed from the rear of the property. The remainder of the garden is pebbled and laid to lawn, borders and various shrubs enjoying a South Westerly aspect. Vegetable plot to the side of the property.

SERVICES

Mains water, electric and drainage. Oil central heating. N.B. Tests have not been made of electrical, water, drainage and heating systems and associated appliances, nor confirmation obtained from the statutory bodies of the presence of these services. The information given should therefore be verified prior to a legal commitment to purchase.

TENURE

Freehold.

COUNCIL TAX

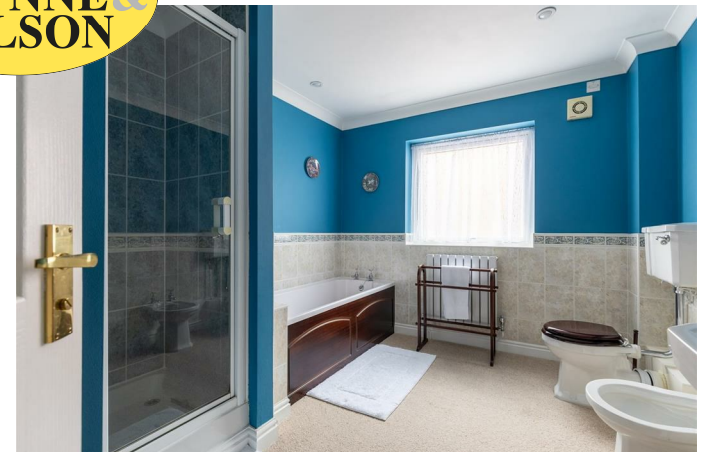
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VIEWING

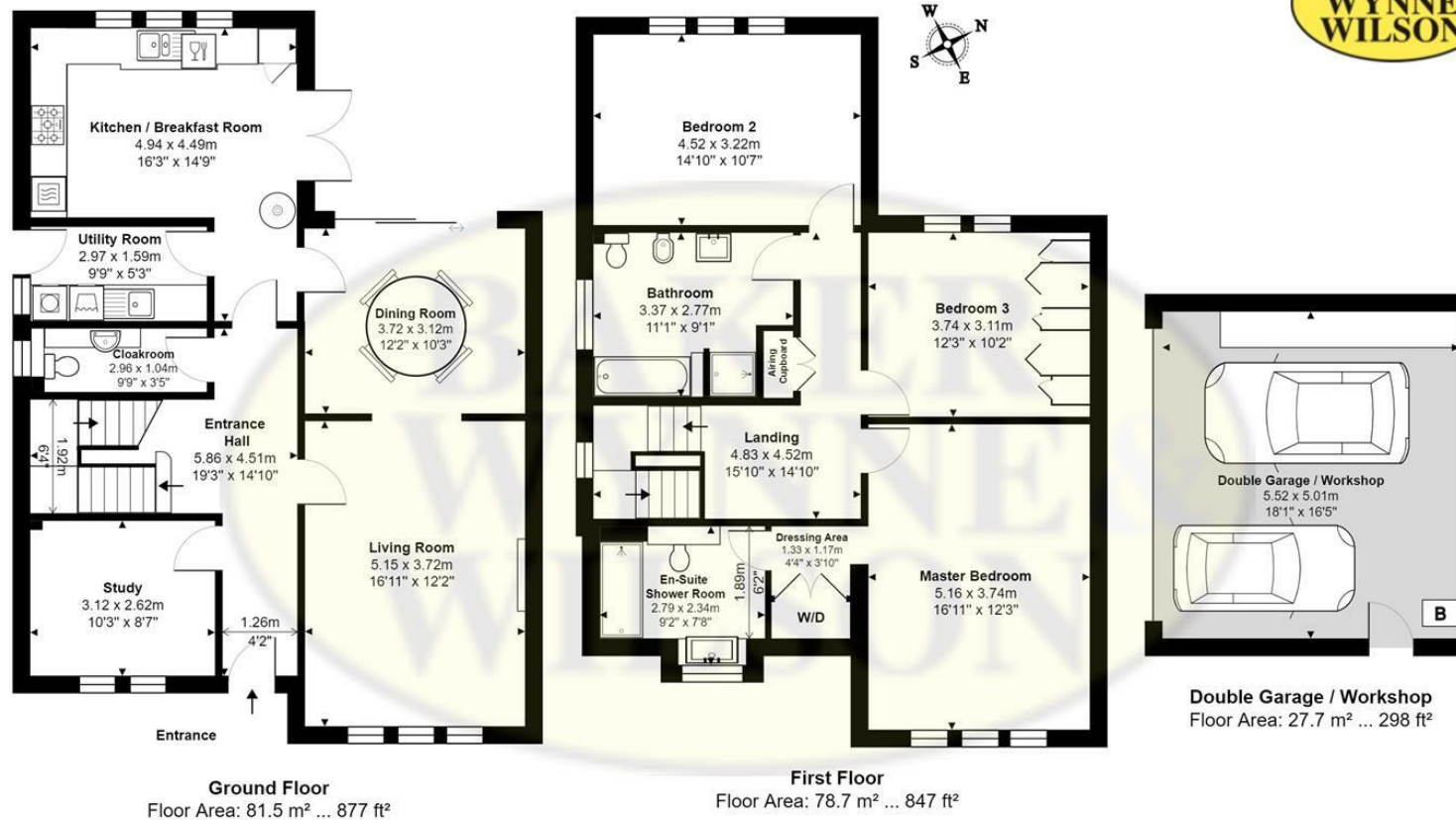
Viewings by appointment with Baker, Wynne and Wilson.

Telephone: 01270 625214





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RIVENDELL, SANDY LANE, ASTON, NANTWICH, CHESHIRE, CW5 7DG

Approximate Gross Internal Area: 187.8 m² ... 2021 ft² Includes Double Garage / Workshop

Whilst every attempt has been made to ensure accuracy, all measurements are approximate, not to scale.

This floor plan is for illustrative purposes only and should be used as such by any prospective tenant or purchaser.

Floor plan produced by Leon Sancese from Green House EPC Ltd 2024. Copyright.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property



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